

176.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

578,600 / 578,600

USE VALUE:

578,600 / 578,600

ASSESSED:

578,600 / 578,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
99		SYLVIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SULLIVAN TIMOTHY	
Owner 2: KWASNICK MARTHA	
Owner 3:	
Street 1: 99 SYLVIA ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: DOHERTY BARBARA R -
Owner 2: -
Street 1: 99 SYLVIA ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

SALES INFORMATION	TAX DISTRICT	Parcel ID
		176.0-0005-0008.0

PROPERTY FACTORS						
Item						
Z	R1	SINGLE FA	100	Item	Code	Description
o		water				
n		Sewer				
		Electri				
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)
Use
Code
LUC
Fact
No of Units
Depth /
Price/Units
Unit Type
Land Type
LT
Factor
Base
Value
Unit
Price
Adj
Neigh
Neigh
Influ
Neigh
Mod
Infl 1
%
Infl 2
%
Infl 3
%
Appraised
Value
Alt
Class
%
Spec
Land
J
Code
Fact
Use Value
Notes

101	One Family	3200	Sq. Ft.	Site	0	70.	1.53	6		Topo	-5														
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3200.000	235,500		343,100	578,600		118367
							GIS Ref
							GIS Ref
							Insp Date
							07/30/18

Total Card	0.073	235,500		343,100	578,600	Entered Lot Size
Total Parcel	0.073	235,500		343,100	578,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	373.29	/Parcel: 373.2	Land Unit Type:

PREVIOUS ASSESSMENT	Parcel ID
	176.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,500	0	3,200.	343,100	578,600	578,600	Year End Roll	12/18/2019
2019	101	FV	196,400	0	3,200.	338,200	534,600	534,600	Year End Roll	1/3/2019
2018	101	FV	196,100	0	3,200.	259,800	455,900	455,900	Year End Roll	12/20/2017
2017	101	FV	196,100	0	3,200.	245,100	441,200	441,200	Year End Roll	1/3/2017
2016	101	FV	196,100	0	3,200.	225,500	421,600	421,600	Year End	1/4/2016
2015	101	FV	192,800	0	3,200.	210,800	403,600	403,600	Year End Roll	12/11/2014
2014	101	FV	192,800	0	3,200.	194,100	386,900	386,900	Year End Roll	12/16/2013
2013	101	FV	192,800	0	3,200.	194,100	386,900	386,900		12/13/2012

!13759!

PRINT

Date	Time
12/11/20	03:40:20

LAST REV

Date	Time
04/17/20	09:24:40

mmcmakin

13759

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Date
Number	Result
Descrip	By
Amount	Name
C/O	
Last Visit	
Fed Code	
F. Descrip	
Comment	
10/4/2017	4/17/2020
1302	SQ Mailed
Siding	MM Mary M
7,000 C	
7/30/2018	BS Barbara S
10/20/2008	189 PATRIOT
4/20/2001	PM Peter M
2/26/2000	264 PATRIOT
1/13/2000	Mailer Sent
1/5/2000	Measured
12/1/1981	276 PATRIOT
	PS
Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 05 - Garrison				Full Bath: 1	Rating: Average			PDAS.												
Sty Ht: 2 - 2 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall:	%			OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 2	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1964	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:				1	5	3	M									
Sec Int Wall:	%			Economic:																
Partition: T - Typical				Special:																
Prim Floors: 3 - Hardwood				Override:																
Sec Floors:	%			Total:	31 %			Totals												
Bsmnt Flr: 12 - Concrete								1	5	3										
Subfloor:																				
Bsmnt Gar:																				
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 2 - Gas																				
Heat Type: 3 - Forced H/W																				
# Heat Sys: 1																				
% Heated: 100		% AC:																		
Solar HW: NO	Central Vac: NO																			
% Com Wall:	% Sprinkled:																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 176.0-0005-0008.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:																			
Total Special Features:																				
Total:																				